

**Summary of Decisions of the Building Committee  
Building Committee I 3/2007 held on 16.1.2007**

(a) MAI 1 3/2007

- Issue : (a) A TPO s.16 application proposed for (i) a site bisected by a public street and (ii) extinguishment, building upon and inclusion in site area of existing services lanes for Site A.
- (b) Extinguishment, building upon and inclusion in site area of a section of public street for Site B.
- Decision : (a)(i) The committee advised that if the street be permanently extinguished, it could be built upon and included in site area and the proposed site would be regarded as one single site under the BO. However, the committee agreed that the site would comprise two separate sites if the site was bisected by a proposed pedestrian street.
- (ii) The committee noted that the diversionary lanes were not required lanes under B(P)R for the site. In line with PNAP 179, the committee agreed to the extinguishment and building upon of the identified existing lanes, and the inclusion of the existing and diversionary lanes into site area.
- (b) Having noted that the street would be formally extinguished and that the proposed diversionary street was required to be excluded from site area, the committee had no objection to the proposed extinguishment of the identified public street.

(b) BCI 1 3/2007

- Issue : Proposed high headrooms for a cinema foyer and shops.
- Decision : The committee was of the view that the headrooms were excessive. Hence the committee did not agree to the granting of a modification for the exclusion of the upper parts of the floors from GFA calculation.

(c) BCI 2 3/2007

- Issue : (i) Disapproval of plan under BO s16(1)(g).
- (ii) Non-provision of service lane.
- Decision : (i) Taking into account the previous BAC decisions and TD's advice, the committee agreed to invoke s.16(1)(g) to reject the plans.
- (ii) The committee considered that it was premature to consider the non-provision of service lane at the moment.

(d) BCI 3 3/2007

Issue : Intended change in use from carpark to motor vehicle showroom.

Decision : The committee noted that the intended change in use was in contravention of the BO with respect to FRC, MOE and MOA provisions. The committee also noted that PlanD had objection to the permanent change in use. Hence the committee agreed to prohibit the proposed change in use.